

RESOLUTION 2012-24

RESOLUTION TO ADOPT LEED SILVER AS THE CITY
STANDARD FOR THE CONSTRUCTION AND RENOVATION OF
PUBLIC BUILDINGS AND TO ESTABLISH SUSTAINABLE
PUBLIC FACILITIES

- WHEREAS, the City of Fall Church is committed to comprehensive sustainability and insofar as environmentally responsible development represents a significant component of such sustainability; and
- WHEREAS, the City of Falls Church City Council has expressed in its “City of Falls Church Vision of 2025,” (Resolution 2009-04), a commitment to: “Environmentally friendly residential and commercial buildings throughout the City that incorporate nationally accepted benchmarks for the design, construction, and operation of high performance green-buildings;” and
- WHEREAS, the residents of the City have demonstrated this commitment through, *inter alia*, their thorough vetting and adopting of the current Comprehensive Plan with its call for improvement in “water quality in local waterways;” the mitigation of “stream degradation from development” activities; the recognition of “trees... as a valuable economic, environmental and esthetic resource;” the need for “attractive office spaces” in the City; and the need to “improve air quality;” and
- WHEREAS, the current Comprehensive Plan also explicitly commits the City to “regional efforts to improve air quality” and expresses an intent to be “an active participant in issues requiring regional solutions;” and
- WHEREAS, the broad commitment to a practical concern for the environment is also evident in the City's having achieved the highest recycling rate in the Commonwealth, and in the consistent and long-standing representations and recommendations of the City's volunteer advisory bodies such as the Planning Commission, the Zoning Ordinance Advisory Committee, Tree Commission, and the Environmental Services Council; and
- WHEREAS, the Leadership in Energy and Environmental Design (LEED) program has been widely adopted as a respected standard to which environmentally responsible construction is being carried out in all parts of the United States, including in the jurisdictions neighboring Falls Church and other members of the Washington Metropolitan Council of Governments; and

WHEREAS, the best practices enumerated in the LEED certification process address the major areas of such concern including energy efficiency, storm water management, resource management, and heat islands; and add measurably to efforts to reduce environmental impact of development; and

WHEREAS, the development of such evaluative metrics has been the result of a large, technically intense, and complex effort spread over a decade or more; and

WHEREAS, the City seeks to demonstrate its commitment to sustainable building practices for public facilities, reduce costs through energy and water efficiency, provide healthy work environments for staff and visitors, and promote local and regional sustainability goals.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Falls Church, Virginia that it will endeavor to:

1. Construct future eligible public facilities to LEED Silver standards; and
2. Rehabilitate or renovate any existing public facility under the provisions of LEED Silver, provided that any such work on existing public facilities falls within the scope of LEED evaluation; and
3. The application of these standards shall be guided by the *City of Falls Church Policy: Sustainable Public Facilities* attached and incorporated herein.

Reading: 9-10-12
Adoption: 9-10-12
(TR12-17)

IN WITNESS WHEREOF, the foregoing was adopted by the City Council of the City of Falls Church, Virginia on September 10, 2012 as Resolution 2012-24.



Kathleen Clarken Buschow
City Clerk

City of Falls Church Policy: Sustainable Public Facilities

1. Purpose

To demonstrate the City's commitment to its Strategic Vision for Environmental Harmony through sustainable building practices in public facility design, construction, renovation and operations. Sustainable public facilities reflect environmental and fiscal responsibility by reducing costs through energy, water and resource efficiency, providing healthy work environments for staff and visitors, and promoting a community standard of sustainable building practices in the City.

2. Application

This policy guides all City departments that are responsible for financing, planning, designing, developing, constructing and operating City owned and leased facilities and buildings, including associated design consultants and their contractors.

3. Definitions

Energy Star: A voluntary labeling program managed by the U.S. Department of Energy and the U.S. Environmental Protection Agency that creates energy efficiency specifications, with assistance from manufacturers of various products.

LEED Rating System: Leadership in Energy and Environmental Design (LEED) is a voluntary, consensus-based, market driven green building rating and certification system developed by the U.S. Green Building Council (USGBC). A nationally accepted benchmark for the design, construction and operation of high performance green buildings, LEED is a point based system under which projects earn LEED credits for satisfying specific green building criteria.

Projects must satisfy prerequisites and earn points within six LEED credit categories: sustainable site development, water savings, energy efficiency, materials selection, indoor environmental quality and design innovation. The number of points the project earns determines the level of LEED certification the project receives. LEED certification is available in four progressive levels: Certified, Silver, Gold and Platinum.

Life Cycle Cost Analysis: An inclusive approach to costing a facility or group of facilities that encompasses planning, design, construction, operation and maintenance to achieve the highest, most cost-effective environmental performance possible over the useful life of the facility. This analysis looks at the net present values of investment, capital, installation, energy, operating, maintenance, and disposal costs.

Public Facilities: buildings and facilities owned and/or leased by the Falls Church City General Government and Utility Fund. Buildings and facilities owned and/or leased by the Falls Church City Public Schools are covered under separate policy.

Sustainable Facilities: Buildings and facilities which incorporate a variety of practices, building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and operation of the built environment. Sustainable buildings are optimally integrated on all parameters— initial affordability, timeliness of completion, net life-cycle cost, durability, functionality for programs and persons, health, safety, accessibility, aesthetic and urban design, maintainability, energy efficiency, and environmental sustainability.

4. Policy:

- a. It shall be the policy of the City of Falls Church City to finance, plan, design, construct, manage, renovate, maintain, and operate public facilities and buildings to be sustainable. This applies to new construction and major renovation projects where the total project square footage meets the minimum criteria described below.
- b. The City shall use the most current version of the LEED green building rating system standards as developed by the USGBC.
- c. City facilities shall be funded for at least the level of LEED Silver Certification. In order to address the specific critical environmental issues in the region as outlined in the Metropolitan Washington Council of Government's (WMCOG) regional green building policy, four (4) LEED points selected from the following LEED credits focused on the following areas should be included: Energy Optimization, Heat Islands, Renewable Energy, Construction Waste Management, and/or Stormwater Management. Compliance with this policy shall not supersede the obligation to comply with other applicable codes and regulations, including but not limited to the City's Chesapeake Bay Preservation Ordinance, Americans with Disabilities Act regulations, etc.
- d. LEED Silver Certification may be foregone if professional analysis demonstrates that a reallocation of funding would substantively improve the overall environmental performance of the building (for example, to meet project-specific energy performance standards), even at the loss of LEED points.
- e. Public facilities shall be designed and built to meet Energy Star energy performance targets, or comparable targets where Energy Star benchmarking has not yet been established.

5. Construction Types: Exemptions and Appropriate LEED Standards

- a. As a general principle, all public facilities construction will strive to incorporate the highest environmental performance standards.
- b. For both construction and renovation, public facilities with less than 5,000 sq. ft gross floor area (GFA), facilities leased by the City with less than 8,000 sq. ft. GFA and/or an initial lease term 8 years or less, and facilities without climate-control systems are exempt from the requirements in Sections 4.c and 4.d. Exempt facilities shall follow 5.a and 4.e. requirements. Likewise, renovations that cost less than \$1 million are exempt from 4.c and 4.d, but will follow 5.a and 4.e.
- c. Each public facilities project will be evaluated on a case-by-case basis. Unless the City Manager makes a written finding that the application of this Policy to a particular facility is not in the City's best interest (for example, because of time urgency or lack of funding), all public facilities will be constructed or renovated in accordance with this Policy, using the following LEED rating systems for various building types:
 - i. New public facilities owned by the City: LEED for New Construction and Major Renovation (LEED-NC) Rating System.

- ii. Renovation of public facilities owned by the City: LEED for Existing Building (LEED-EB) Rating System, unless the City Manager or his designee judges that the LEED-NC or LEED for Commercial Interiors (LEED-CI) is more appropriate.
- iii. New facilities or space where the City is lessee: LEED for Commercial Interiors (LEED-CI) Rating System for the City's leased space, unless the City's site plan process dictates a higher standard for the entire building. (This provision applies only to leased space greater than 8,000 sq. ft. and/or an initial lease term of at least 8 years.)
- iv. Renovation of facilities or space where the City is lessee: LEED for Existing Building (LEED-EB) or LEED for Commercial Interiors (LEED-CI) Rating System for the City's leased space. (This provision applies only to leased space greater than 8,000 sq. ft. and/or an initial lease term of at least 8 years)
- v. New buildings built by a City-private partnership or where City is lessor: LEED for Core and Shell (LEED-CS) Rating System for the building's common core and shell, with the LEED for Commercial Interiors (LEED-CI) Rating System used for the City's usable interior space. (This provision applies only to leased space greater than 8,000 sq. ft. and/or an initial lease term of at least 8 years.) Private space built on City-owned land may use the LEED rating system appropriate for the specific project.
- vi. Residential Facilities: LEED applicability shall be evaluated on a case-by-case basis.
- vii. Higher Achievement: Design and project management teams are encouraged to meet higher LEED rating levels where feasible.

6. Procedures and Responsibilities

The Directors of all City Departments whose responsibilities include planning, designing, constructing, renovating, leasing or operating public facilities shall be responsible for ensuring that facilities and buildings comply with this Policy.

7. Budgeting and Financing

All public facilities shall be funded at a level that ensures sustainable facilities, as defined above. Environmental performance cannot be achieved at the cost of neglecting other key building performance parameters. Budget planning and life cycle cost analysis to justify attainment of a higher rating of LEED gold or platinum is encouraged. Departments shall include an adjustment in cost per square foot to support LEED standards in their calculation for maintenance costs for new or renovated facilities.

8. Training

City staff shall have funded LEED and energy management training appropriate for their level of involvement in the design, construction and maintenance of public facilities.